



GOLDEN VALLEY TOWN SQUARE

669 Winnetka Avenue North, Golden Valley, MN 55427

Office/Retail Space for Lease

Property Description

Golden Valley Town Square is conveniently located off Highway 55 and Winnetka Avenue in the heart of Golden Valley and is surrounded by professional offices, residential apartments, and single-family homes. This attractive center is minutes away from Downtown Minneapolis.

Co-Tenants

Block Advisors, Snap Fitness, Davanni's, Bergstrom Studio, Mainstream Boutique, Golden Valley Animal Hospital, Triple D Espresso, WA Champion & Co, Pups & Stuff, 3 Click Mobile Fitness, Custom Trim Barbers, New Asian Ju Yuan, Fix My Busted Computer, and Hidden Nails

Demographics & Traffic Counts

Average Household Population: 1 mile - 2,802, 3 miles - 38,711, and 5 miles - 130,441

Average Household Income: 1 mile - \$87,528, 3 miles - \$84,516, and 5 miles - \$77,048

Traffic Counts: Hwy 55 - 32,499 vpd, Winnetka Avenue N - 9,235 vpd, and Golden Valley Rd - 3,897 vpd

Lower Level Space Available

Suite 681A-LL: 2,447 SF

Suite 681B-LL: 1,436 SF

Suite 677B-LL: 600 SF

Contiguous: Up to 4,483 SF

Lease Rates: Negotiable

2024 CAM & Tax: CAM \$11.64 psf and Tax \$4.30 psf

Highlights and Features

- Prominent corner with great visibility
- Easy access to Hwy 55, Hwy 169 and I-394
- On the bus line
- Outdoor patio/indoor common area seating
- Elevator
- Building signage
- Ample parking
- Area tenants: McDonald's, UPS Store, Chipotle, O'Reilly Auto Parts, Mathnasium, Doolittle's, Patina, Kuipers Ace Hardware, Love Pizza, New Bohemia, Pancheros Mexican Grill, D'Amico & Sons, and Golden Valley Country Club



Mary Lindell

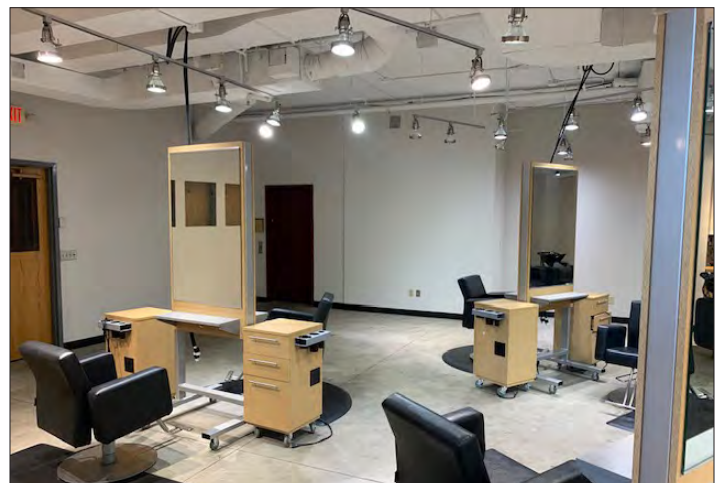
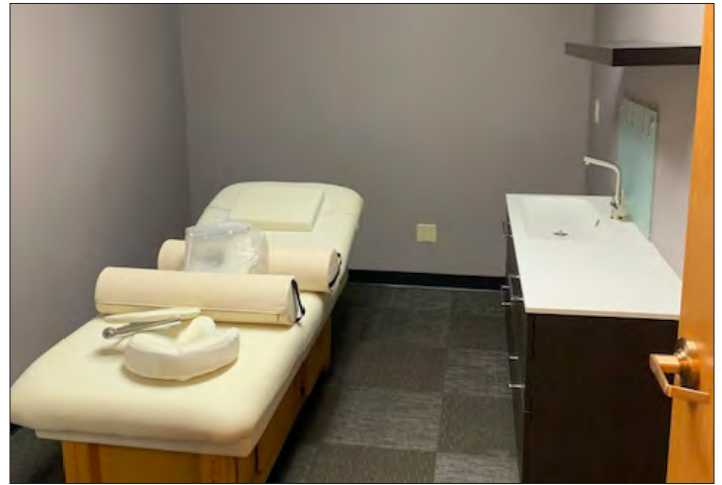
Senior Associate/Retail Specialist

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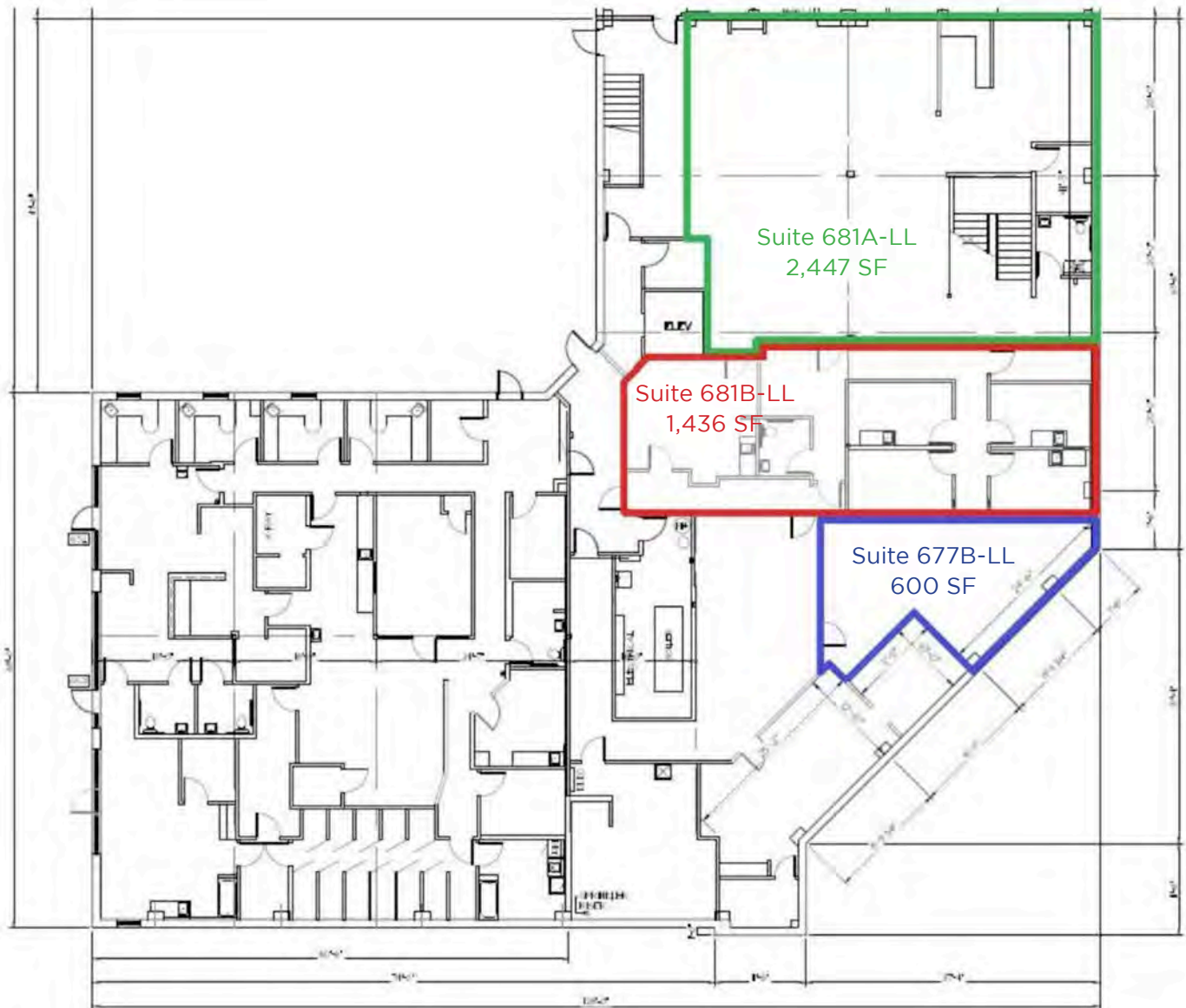
Suite 681A



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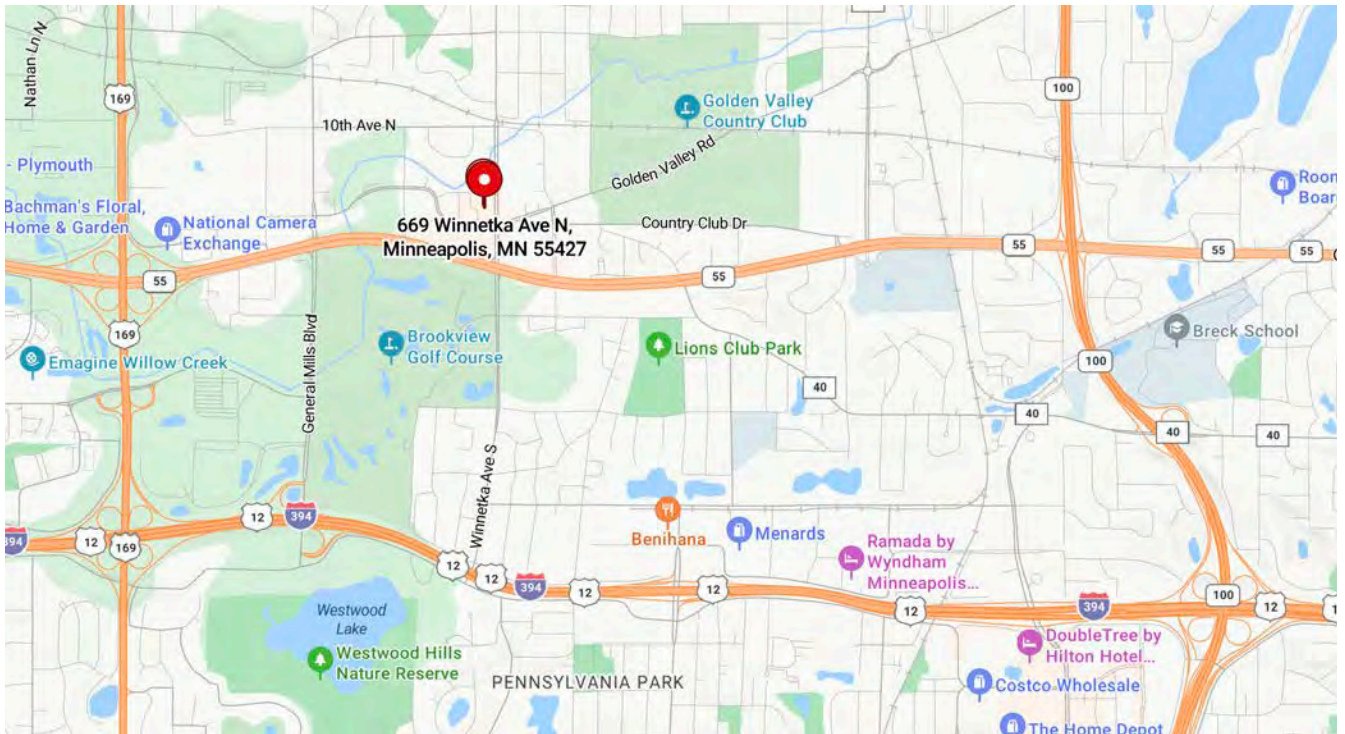
Suite 677B, 681A and 681B are contiguous to 3,785 SF



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Map



Aerial



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